

ITEM # _____

**SEMINOLE COUNTY GOVERNMENT
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION
AGENDA MEMORANDUM**

SUBJECT: Cameron Heights PUD, Large Scale Land Use Amendment from Suburban Estates (SE), Low Density Residential (LDR), Industrial, and Commercial to Planned Development (PD); and rezone from Agriculture (A-1), Industrial (M-1), Retail Commercial (C-1) and Retail Commercial (C-2) to Planned Unit Development (PUD); (Robert Zlatkiss, applicant).

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Matthew West **CONTACT:** Jeff Hopper **EXT** 7431

Agenda Date 01/05/05 **Regular** ☐ **Work Session** ☐ **Briefing** ☐
Special Hearing – 6:00 ☐ **Public Hearing – 7:00** ☒

MOTION/RECOMMENDATION:

1. Recommend APPROVAL of the request for Large Scale Land Use Amendment from Suburban Estates (SE), Low Density Residential (LDR), Industrial, and Commercial to Planned Development (PD); and rezone from Agriculture (A-1), Industrial (M-1), Retail Commercial (C-1) and Retail Commercial (C-2) to Planned Unit Development (PUD); (Robert Zlatkiss, applicant); or
 2. Recommend DENIAL of the request for Large Scale Land Use Amendment from Suburban Estates (SE), Low Density Residential (LDR), Industrial, and Commercial to Planned Development (PD); and rezone from Agriculture (A-1), Industrial (M-1), Retail Commercial (C-1) and Retail Commercial (C-2) to Planned Unit Development (PUD); (Robert Zlatkiss, applicant); or
 3. CONTINUE the public hearing until a time and date certain.
- (District 5 – Comm. Carey) (Jeff Hopper, Senior Planner)

BACKGROUND:

The applicant has assembled a collection of 26 existing parcels within an area bounded by SR 46 on the south, Celery Ave. on the north, SR 415 on the east, and Sipes Ave. on the west, to be the subject property for a proposed mixed use development consisting of commercial, industrial and residential uses. Totalling approximately 261 acres, the project would consist of single family residential, townhouse units, and a retail commercial component equivalent to the C-1 zoning classification. Also proposed is a "business park" which would include a mixture of office, light industrial, commercial and multi-family residential uses.

Reviewed by: VR
Co Atty: _____
DFS: _____
OTHER: _____
DCM: _____
CM: _____

File No. Z2004-059,
05S.FLU06

Although Cameron Heights would occupy less than half the land in the area bordered by the roads named above, it would touch all four, with the greatest amount of frontage, approximately 1,700', on Sipes Ave. Also, the development would have approximately ¼ mile of frontage and a primary access on Celery Ave. Other primary accesses would connect to SR 415 and SR 46 (through the existing Cameron Ave.). Internal circulation within the site would be provided by a combination of new and existing roads, with the east entrance on SR 415 serving 5 acres of commercial property. This new road alignment would lead into a 15-acre townhouse site and then to a large area of single family development (comprising the bulk of the project) extending west to Sipes Ave. and north to Celery Ave. A 14-acre "business park" on the south edge of the site fronts on SR 46 and adjoins existing industrial land in the City of Sanford. This tract would take direct access from Cameron Ave. rather than SR 46.

As shown on the applicant's proposed Preliminary Master Plan, major components of the project are as follows:

1. **Single Family.** This component consists of three tracts totaling approximately 228 acres and would act as a transition from lower intensity uses to the north and west, toward higher intensities on the east and south, in the vicinity of the Orlando-Sanford International Airport (OSIA). Maximum proposed density is 4 units per gross acre, with a maximum of 910 units. Minimum lot size would be 5,000 s.f., with all homes having a minimum of 1,000 s.f. of living area.
2. **Townhouse.** At a somewhat higher density and an internal location within the project, the applicant is proposing a maximum of 151 townhouse units on a 15-acre site. Gross density would be 10 units per acre and minimum living area would be 1,000 s.f. As noted above, this tract would be accessed by a new road serving proposed commercial sites on SR 415. It is adjacent to proposed commercial and industrial tracts within the PUD and also to existing industrial land in the City of Sanford and Seminole County.
3. **Commercial.** Two tracts of 1.9 and 3.1 acres, respectively, would be established at the proposed intersection of the project entrance road and SR 415. These tracts would be configured as retail commercial, with C-1 uses permitted, including gas stations and car washes.
4. **Business Park.** A multi-use tract would be established on 13.7 acres adjacent to SR 46 on the south side of the subject property. This tract would be designated for light industrial and office uses, but would also permit retail uses and apartments.

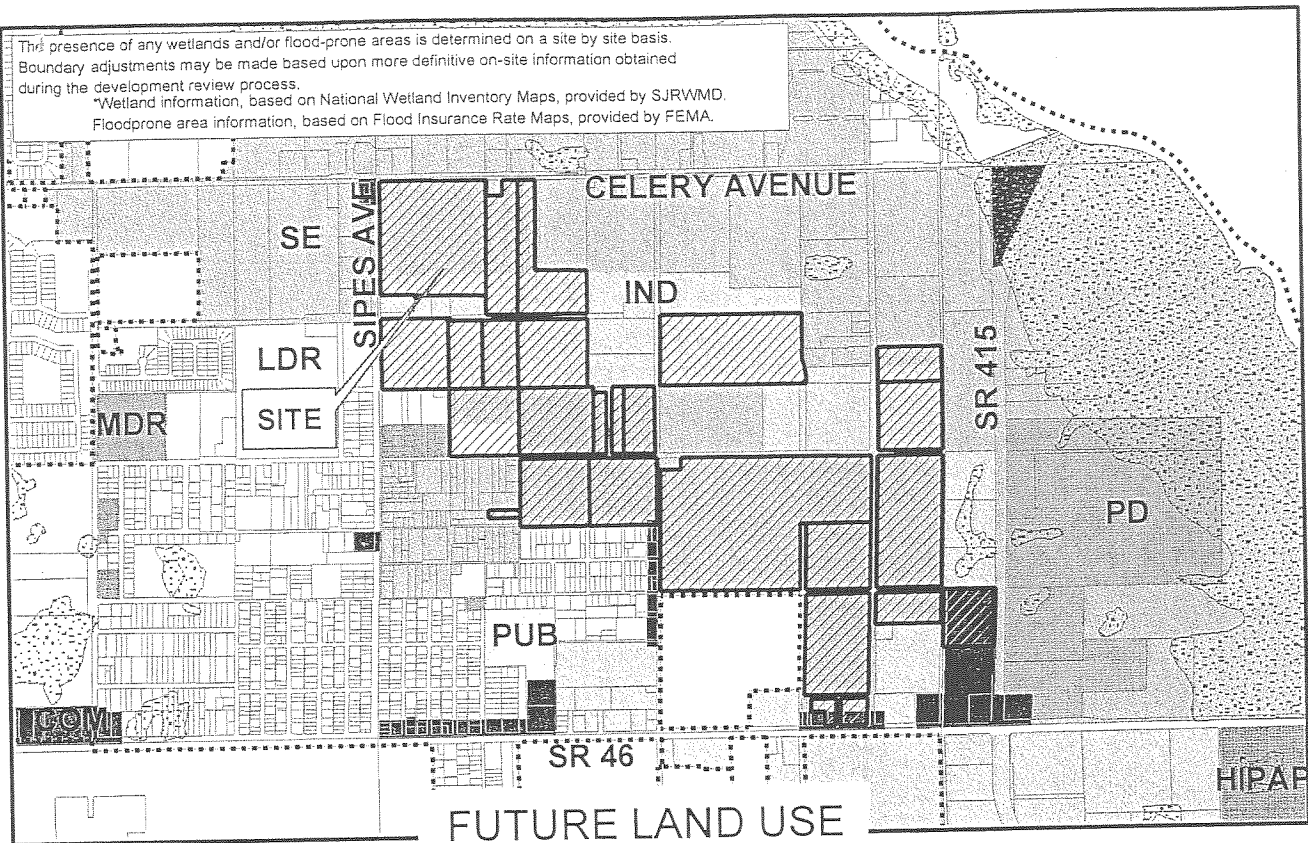
In a written discussion of the proposal, the applicant notes that the subject property is in the vicinity of OSIA, an area targeted for intense airport-related development through the Industrial and HIP (Higher Intensity Planned Development) future land use designations of the Vision 2020 Plan. In this discussion, the applicant contends that Seminole County's desire to attract high intensity commercial and industrial development compatible with the airport "cannot be fully achieved if the provision of housing necessary to support the future new employment base is not part of the strategy."

STAFF RECOMMENDATIONS:

Through its Vision 2020 Plan, Seminole County encourages higher intensity commercial and industrial development near the Orlando-Sanford International Airport, and has already approved significant amounts of residential use at the intersection of SR 415 and SR 46. Road improvements in the area, both planned and under way, will facilitate traffic circulation and access to major transportation routes. A result is the emergence of a major center of employment and housing within a compact area to the north and east of the Airport. Assuming adequate public facility capacity, the proposed development is consistent with these ongoing trends.

Therefore, Staff recommends APPROVAL of the request subject to conditions listed in the attached staff report and development order.

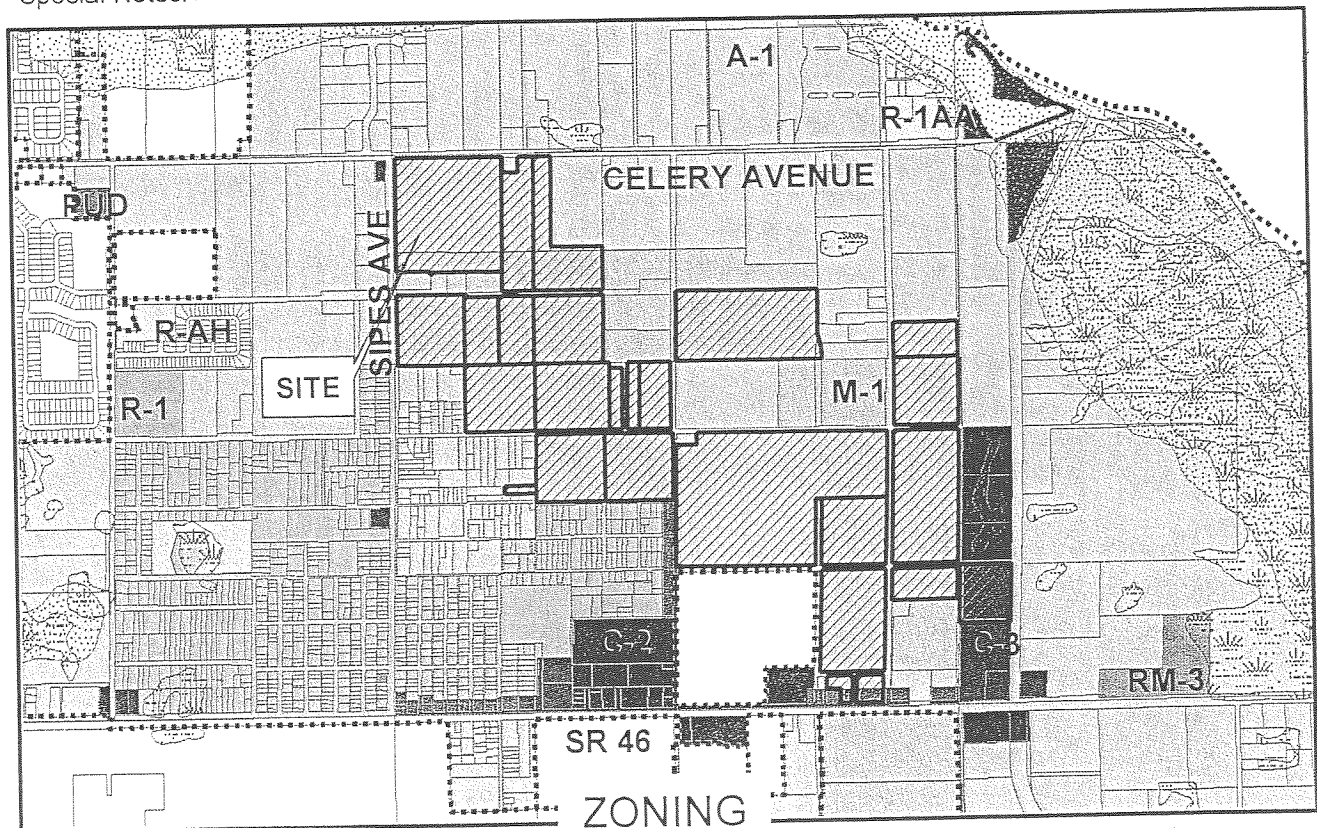
This presence of any wetlands and/or flood-prone areas is determined on a site by site basis.
Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process.
*Wetland information, based on National Wetland Inventory Maps, provided by SJRWMD.
Floodprone area information, based on Flood Insurance Rate Maps, provided by FEMA.



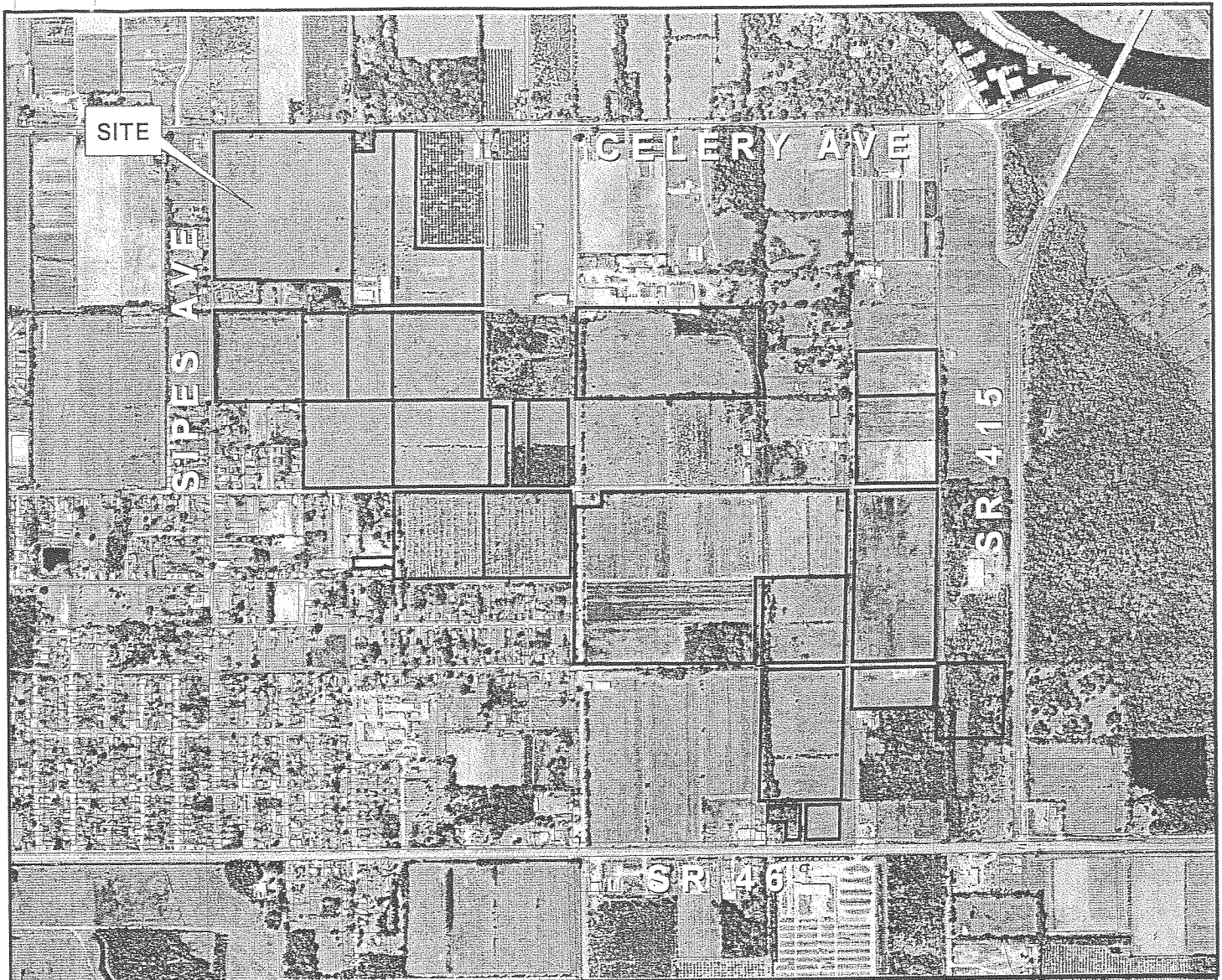
Site
 Municipality
 LDR
 MDR
 COM
 IND
 CONS
 SE
 PD
 HIPAP
 PUB

Applicant: Cameron Heights PUD
 Physical STR: 33 & 34-19-31 (see attached)
 Gross Acres: 205.84 +/- BCC District: 5
 Existing Use: Agriculture
 Special Notes: None

	Amend/ Rezone#	From	To
FLU	Z2004-059	MIXED	PUD
Zoning	055.FLU06	MIXED	PUD



A-1
 R-1
 RM-3
 C-2
 C-3
 R-AH
 FP-1
 W-1
 R-1AA
 M-1




Amendment No: 055.FLU06

From: COM, IND & SE To: PUD

Rezone No: Z2004-059

From: M-1A, C-1 & A-1 To: PD

 Parcel

 Subject Property



February 1999 Color Aerials

Legal Description:

33-19-31-300-0200-0000
The East 316 feet of the South half of the Southeast Quarter of the Northwest Quarter, Section 33, Township 19 South, Range 31 East, Seminole County, Florida, LESS the South 25 feet and the East 25 feet thereof

33-19-31-301-0000-00A0
Lots A and I through 12, MERRIWETHER TERRACE, according to the Plat thereof, as recorded in Plat Book 9, Page 70, Public Records of Seminole County, Florida.

33-19-31-301-0000-0110
Lots 13 through 24, MERRIWETHER TERRACE, according to the Plat thereof, as recorded in Plat Book 9, Page 70, Public Records of Seminole County, Florida.

33-19-31-300-0219-0000
The South Half of the Southeast Quarter of the Northwest Quarter (LESS the East 600 feet) in Section 33, Township 19 South, Range 31 East, Seminole County, Florida, LESS the South 25 feet thereof.

33-19-31-300-0220-0000
The South 605 feet of the Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-300-0360-0000
The East 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-300-0340-0000
The West 1/4 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-300-0350-0000
The Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-300-0420-0000
The Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-310-0000-0010
33-19-31-310-0000-0110
Lots 1 through 15, inclusive, and Lots 17 and 19, (less right-of-way for State Road 46) of CAMERON'S SUBDIVISION OF BECK HAMMOCK, a subdivision, according to the plat thereof as recorded in Plat book 1, page 88 of the Public records of Seminole County, Florida.

33-19-31-300-129A-0000
The North 3/4 of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-300-0129-0000
The Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-300-004C-0000
The North 3/4 of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

AND

the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-300-004D-0000
The North 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-300-004B-0000
The East 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 33, Township 19 South, Range 31 East, LESS the North 1/2 thereof, and LESS road right of way on all of the above, Seminole County, Florida.

33-19-31-300-004F-0000
The South 330 feet of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida, less roads.

33-19-31-300-004A-0000
The Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

AND

The Northwest 1/4 of the Southeast 1/4, less the North 134.5 feet of the West 209 feet, and less roads, Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-300-0130-0000
The North 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 33, Township 19 South, Range 31 East, less right-of-way for Boardal Avenue, Seminole County, Florida.

33-19-31-0550-0000
The Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida, less the North 25 feet for 26th Street.

33-19-31-300-0360-0000
The Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida, less the North 25 feet for 26th Street and less the East 25 feet for Boardal Avenue.

33-19-31-300-003A-0000
The North 552.89 feet of the Southwest 1/4 of the Southwest 1/4 of Section 34, Township 19 South, Range 31 East, Seminole County, Florida, lying West of State Road 415.

CAMERON HEIGHTS

Planned Unit Development

Preliminary Master Plan

Seminole County, Florida

November, 2004

Revised: 12/15/04 Per county comments

Prepared for:
American Land Development
3911 Orange Lake Drive
Orlando, FL 32817

Developer/Applicant

American Land Development
3911 Orange Lake Drive
Orlando, FL 32814
(407)810 6318
Contact Robert Zlatkiss

Engineer

Madden Engineering
431 E. Horatio Ave., Suite 260
Maitland, FL 32751
Phone (407) 629-8330

Surveyor

Allen and Company
16 East Plant Street
Winter Garden, Florida 34787

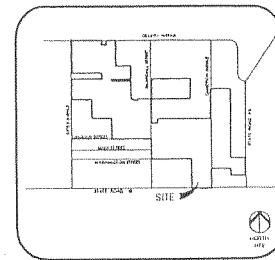
Planner

Daly Design Group, Inc
913 N. Pennsylvania Avenue
Winter Park, Florida 32789

Notes:

1. The site will be developed in multiple phases. Phasing will be indicated on the final master plan.
2. All units within the townhome village will be sold fee simple. Deed restrictions will be addressed during the review of the final master plan.
3. All common areas within the residential portions of the site will be owned and maintained by a homeowner's association. The determination of whether there will be a master association or individual associations will be determined at during the final master plan submittal process.
4. The business park site will not be part of the master association.
5. Roadways within the single-family residential portions of the project will be dedicated to the public. The developer reserves the rights to gate individual villages and make the roads private provided the roadways will be designed to county standards.
6. Roadways within the townhome village will be private. The homeowner's association for this village will provide ownership and maintenance.
7. Water and sewer service will be provided by the city of Sanford. A conceptual master utility plan will be submitted with the Final Master plan.
8. Buffers will be provided consistent with the active passive buffer requirements. In areas where industrial land use is being converted to residential, if the existing adjacent land use is industrial or commercial then the buffer will be required on the residential property.
9. The project will be developed in multiple phases. Phasing to be reviewed during the final master plan permitting process.
10. The 100 year flood plain does not encumber the property.
11. Topography shown on the plan is based upon USGS maps.

Soil delineations shown on the plan are based upon the SCS maps.



Location Map

SITE DATA

Total land area: 261 acres more or less
Current Future Land Use:
Commercial, 7.58 acres
Industrial, 61.36 acres
Low Density Residential, 5 acres
Suburban Estates, 176.56 acres
Current Zoning: M-1A, A-1, C-1
Proposed Future Land Use, PUD
Residential Development Standards
Single family
Total Land Area, 227.6 acres
Maximum net density, 4 units per acre
Potential units, 910
Open space required, 56.9 acres
Minimum lot size, 50'x100'
Minimum living area, 1,000 s.f.
Maximum building height, 35' (2 story)
Setbacks: Front- 20', Side- 5', Rear- 20', street side, 20'
Townhomes
Total land area, 15.1 acres
Maximum density, 10 units/acre
Potential units, 151
Required open space, 3.77 acres
Open space facilities, Pool, catana, playground, walkways, seating areas
Maximum building height, 35', two stories
Required parking, 2 spaces per unit
Visitor parking, 1 space per three units
Minimum living area, 1,000 s.f.
Minimum Lot Width, 20'
Setbacks: Front- 20', Rear- 10', side 0'
Building Separation Requirements:
Side to side- 20'
Side to rear- 30'
Rear to rear- 40'
Street side setbacks- 20'
Business Park Development Standards
Total land area, 13.7 acres
Maximum F.A.R. - 40, 238,708 s.f.
Maximum building height, 35' 2 stories
Proposed uses, Office, Light Industrial, commercial, apartments
Setbacks, per the M-1A Zoning Code and/or R-3 standards.

Commercial Development Standards

Total land area, 5 acres
Proposed uses, All uses permitted within the C-1 zoning district and including, gas stations & car washes
Setbacks, Per the C-1 zoning code
Maximum building height, Per the C-1 zoning district

Daly Design Group Inc.

Land Planning, Landscape Architecture, Project Management, Development Consulting
913 N. Pennsylvania Ave., Winter Park, Florida 32789 (407) 740-7373

Cameron Heights PUD

Large Scale Land Use Amendment

Staff Report

Large Scale Land Use Amendment from Suburban Estates (SE), Low Density Residential (LDR), Industrial, and Commercial to Planned Development		Amendment (Z2004-059, 05S.FLU06)
REQUEST		
APPLICANT	Robert Zlatkiss / American Land Development	
PLAN AMENDMENT	Large Scale Land Use Amendment from Suburban Estates (SE), Low Density Residential (LDR), Industrial, and Commercial to Planned Development	
REZONING	Agriculture (A-1), Industrial (M-1), Retail Commercial (C-1) and Retail Commercial (C-2) to Planned Unit Development (PUD)	
APPROXIMATE GROSS ACRES	261	
LOCATION	North of SR 46, south of Celery Ave., west of SR 415, east of Sipes Ave.	
BCC DISTRICT	5, Carey	
RECOMMENDATIONS AND ACTIONS		
STAFF RECOMMENDATION January 5, 2004	Staff recommends APPROVAL of the request subject to conditions listed in the attached staff report and development order.	

STAFF ANALYSIS

Large Scale Land Use Amendment from Suburban Estates (SE), Low Density Residential (LDR), Industrial, and Commercial to Planned Development

Amendment (Z2004-059, 05S.FLU06)

1. **Property Owner:** See Attachment "A".
2. **Tax Parcel Numbers:** See Attachment "A".
3. **Development Trends:** The subject property lies in a largely undeveloped area with scattered single family homes and small business uses. To the south of the site are the Orlando-Sanford International Airport and some small commercial and industrial properties, including an auto auction, along SR 46. To the east, across SR 415, is the location of the approved Raintree PUD , planned for 155 single family units, a 68-site recreational vehicle park, and several acres of retail commercial development. To the north and west of the site, beyond Celery and Sipes Avenues, is a substantial area of large homesites of rural or semi-rural character in Suburban Estates (SE). This area has been the subject of extensive discussions with the City of Sanford over the potential of raising allowable densities, but these negotiations have not been concluded.

SITE DESCRIPTION

1. **EXISTING AND PERMITTED USES:** The future land use designation of Suburban Estates (SE), Commercial and Industrial, permit agriculture, rural residential, retail commercial and heavy (non-retail) commercial and industrial uses.

Location	Future Land Use*	Zoning*	Existing Use
North	SE	A-1	S.F. / vacant
South	Industrial	M-1	auto auction
East	PD	PUD	vacant
West	SE / Commercial	A-1 / C-2	commercial / vacant / residential

• See enclosed future land use and zoning maps for more details.

COMPREHENSIVE PLAN CONSISTENCY

2. PLAN PROGRAMS - Plan policies address the continuance, expansion and initiation of new government service and facility programs, including, but not limited to, capital facility construction. Each application for a land use designation amendment will include a description and evaluation of any Plan programs (such as the effect on the timing/financing of these programs) that will be affected by the amendment if approved.

Summary of Program Impacts: The proposed amendment does not alter the options or long-range strategies for facility improvements or capacity additions included in the Support Documentation to the Vision 2020 Plan. The amendment request would not be in conflict with the Metroplan Orlando Plan or the Florida Department of Transportation's 5-Year Plan (Transportation Policy 14.1).

A. **Traffic Circulation - Consistency with Future Land Use Element:** *In terms of all development proposals, the County shall impose a linkage between the Future Land Use Element and the Transportation Element and all land development activities shall be consistent with the adopted Future Land Use Element (Transportation Policy 2.1).*

Primary access to the subject property is via SR 415, an arterial road connecting SR 46 with the St. Johns River and Volusia County to the north. A further primary access will be Celery Ave., a Collector linking SR 415 with the City of Sanford. Access to the business park portion of the development would be from SR 46 via Cameron Ave.; however, there would be no major thoroughfare connecting this area to the balance of the PUD. Secondary access into certain single family tracts would be from Beardall Ave.

SR 46, currently a 2-lane road, is now operating at Level of Service (LOS) F, below the adopted LOS standard of E. However, a planned expansion of this road to a 4-lane facility will remove this deficiency prior to 2020. The widening of SR 46 is not scheduled for construction in the next 5 years. This project should be phased until the widening of SR 46 is scheduled within the first 3 years of the Capital Improvements Plan. In the absence of a traffic study that addresses impacts of the development in the year 2010, the project should not proceed beyond the first 200 homes or equivalent ADT until the 4-laning of SR 46 is scheduled for construction in the first 3 years of the 5-year capital plan. This will afford the developer time and opportunity to explore ways of advancing the 4-laning of SR 46 on the construction schedule.

The applicant's submitted traffic study indicates that the future land use designations currently applicable to the subject property would generate an estimated 19,153 daily trips above current levels. The proposed development would generate 15,206 daily trips, a net reduction of 3,947. With the planned improvements to SR 46, adjoining collector and arterial roads should have adequate capacity to maintain adopted LOS standards.

The issue of vacating Cameron Avenue should be addressed. Staff cannot support the elimination of the segment of Cameron Avenue that extends through the project unless the applicant provides a traffic mitigation strategy.

B. Water and Sewer Service – Adopted Potable Water and Sanitary Sewer Service Area Maps: *Figure 11.1 and Figure 14.1 are the water and sewer service area maps for Seminole County*

The subject property is within the City of Sanford water and sewer service areas. The applicant must secure an agreement with the City to provide these services.

C. Public Safety – Adopted Level of Service: *The County shall maintain adopted levels of service for fire protection and rescue...as an average response time of five minutes (Public Safety Policy 12.2.2).*

The property is served by the Seminole County EMS/Fire Station #41. Response time to the site is less than 5 minutes, which meets the County's average response time standard of 5 minutes.

3. REGULATIONS - The policies of the Plan also contain general regulatory guidelines and requirements for managing growth and protecting the environment. These guidelines will be used to evaluate the overall consistency of the land use amendment with the Vision 2020 Plan, but are not applied in detail at this stage.

A. Preliminary Development Orders: Capacity Determination: *For preliminary development orders and for final development orders under which no development activity impacting public facilities may ensue, the capacity of Category I and Category III public facilities shall be determined as follows...No rights to obtain final development orders under which development activity impacting public facilities may ensue, or to obtain development permits, nor any other rights to develop the subject property shall be deemed to have been granted or implied by the County's approval of the development order without a determination having previously been made that the capacity of public facilities will be available in accordance with law (Implementation Policy 1.2.3).*

A preliminary review of the availability of public facilities to serve this property indicates that there would be adequate facilities to serve this area, except SR 46, or that such facilities could be made available if the development were phased. Applicant is deferring concurrency review at this time, but infrastructure capacities will have to be established prior to issuance of any final development order(s).

B. Flood Plain and Wetlands Areas - Flood Plain Protection and Wetlands Protection:

The County shall implement the Conservation land use designation through the regulation of development consistent with the Flood Prone (FP-1) and Wetlands (W-1) Overlay Zoning classifications...(Policy FLU 1.2 and 1.3).

The site appears to contain relatively small areas of wetlands. Through the Final Master Plan process, these areas will be precisely mapped and left largely undisturbed. Such areas will be dedicated to Seminole County through conservation easements as required by Policy FLU 1.3.

C. Protection of Endangered and Threatened Wildlife: *The County shall continue to require, as part of the Development Review Process, proposed development to coordinate those processes with all appropriate agencies and comply with the US Fish and Wildlife Service and the Florida Fish and Wildlife Conservation Commission Rules as well as other applicable Federal and State Laws regarding protection of endangered and threatened wildlife prior to development approval (Conservation Policy 3.13).*

A threatened and endangered species report shall be required prior to final engineering approval for any proposed development on the subject property.

4. DEVELOPMENT POLICIES - Additional criteria and standards are also included in the Plan that describe when, where and how development is to occur. Plan development policies will be used to evaluate the appropriateness of the use, intensity, location, and timing of the proposed amendment.

A. Compatibility: When the County's Future Land Use Map (FLUM) was developed in 1987, land use compatibility issues were evaluated and ultimately defined through a community meeting/hearing process that involved substantial public comment and input. When amendments are proposed to the FLUM, however, staff makes an initial evaluation of compatibility, prior to public input and comment, based upon a set of professional standards that include, but are not limited to criteria such as: (a) long standing community development patterns; (b) previous policy direction from the Board of County Commissioners; (c) other planning principles articulated in the Vision 2020 Plan (e.g., appropriate transitioning of land uses, protection of neighborhoods, protection of the environment, protection of private property rights, no creation of new strip commercial developments through plan amendments, etc.).

Based upon an initial evaluation, the proposed PD land use and associated development plan may be compatible with surrounding uses, primarily because of the transitioning pattern of land use intensities within the development. Consisting primarily of relatively low intensities (maximum 4 units per acre), particularly on the west and north, the development provides for higher intensities only on property adjacent to existing commercial/industrial lands along SR 46 and SR 415.

The primary issue related to compatibility is the placement of industrial uses next to single family residential development. Where such uses adjoin, active buffers should be provided to mitigate adverse impacts.

Applicable Plan policies include, but are not limited to, the following:

Transitional Land Uses (Policy FLU 2.5): *The County shall evaluate plan amendments to insure that transitional land uses are provided as a buffer between residential and non-residential uses, between varying intensities of residential uses, and in managing the redevelopment of areas no longer appropriate as viable residential areas. "Exhibit FLU: Appropriate Transitional Land Uses" is to be used in determining appropriate transitional uses.*

"Exhibit FLU: Appropriate Transitional Land Uses" does not directly address the proposed PD land use designation relative to adjoining land use classifications. However, effective conclusions can be drawn by segmenting the proposed development into its single family, townhouse, commercial and business park components, which are analogous to the LDR, MDR, Commercial, and Industrial land use designations, respectively.

Where single family use is proposed next to existing or proposed industrial property, the developer of the residential tracts should be required to provide walls and buffers consistent with the active buffer requirements of the Land Development Code.

The townhouse tract is located such that it only adjoins single family within the boundaries of the PUD, commercial and industrial land. All such uses are held to be appropriate transitional uses, with sensitive site design standards employed as necessary. The commercial area borders existing industrial and commercial land to the north and south, while the business park would adjoin such land on the east, west and south. With a potential for multi-family uses and office uses, the business park should be considered an effective transition between the townhouse tract and SR 46.

Other applicable plan policies include:

FLU 2.1 Subdivision Standards

FLU 5.5: Water and Sewer Service Expansion

PD Future Land Use Definition

B. Concurrency Review - Application to New Development: *For purposes of approving new development subsequent to adoption of this Comprehensive Plan, all adopted public facilities level of service standards and schedules of capital improvements...shall be applied and evaluated...consistent with policies of the Implementation Element... (Capital Improvements Policy 3.2).*

This policy provides for the adoption of level of service (LOS) standards for public facilities and requires that final development orders be issued only if public facilities meeting the adopted LOS are available or will be available concurrent with the development. Additionally, preliminary development orders shall only be issued with the condition that no rights to obtain final development orders or development permits, nor any other rights to develop the subject property are granted or implied by the County's approval of the preliminary development order. The applicant has elected to defer concurrency review and the site will have to demonstrate concurrency compliance at the time of final engineering.

FURTHER DISCUSSION:

The proposed Cameron Heights PUD would bring significant changes to the areas surrounding the subject property. It would provide substantial amounts of new housing to an area where the County anticipates intensive nonresidential development related to Orlando-Sanford International Airport. This would range from low density single family to townhouse and apartment housing types. (The approved Raintree PUD, to the east of SR 415, has the potential of bringing more than a hundred new residential units to the area.) In addition, the proposal would provide a limited amount of retail commercial which would primarily serve residents of the development, reducing the need for such residents to travel outside the area for shopping. Finally, the project includes a mixed use component which is most likely to add office and light industrial uses to the existing stock of heavy commercial development in and around the airport.

Although it is relatively large in scale, the proposed development would generate less traffic than would be anticipated from future land use designations already applied to the property. It is consistent with higher intensities of development anticipated by the Vision 2020 Plan in the airport vicinity. These intensities are supported by public investments planned or in progress, such as the Lake Mary Boulevard Extension, the widening of SR 46, and expansion of the airport itself. An important benefit of the project would be the increased opportunities it would bring for employment and housing within a compact area.

Public facilities appear to be adequate to serve a development of this size, with the temporary exception of SR 46, a 2-lane road now operating below the adopted Level of Service (LOS) standard. However, the necessary improvements to this facility should be available when the impacts of the development are felt, if the project is phased accordingly.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the request subject to the following conditions:

Single Family Tracts

- a. Density shall be limited to 4 units per net buildable acre.

- b. Lots adjoining property in Industrial shall be provide an active buffer, 50 feet in width, to include a 6-foot masonry wall and 8 canopy trees per 100 linear feet.
- c. Building setbacks shall be as follows:

<i>Residential Units</i>	
front	20' from RW *
	20' from nearest edge of sidewalk
side	5'
side street	20'
rear	20'

<i>Accessory Buildings less than 200 s.f.</i>	
side	5'
side street	20'
rear	5'

<i>Pools and Screen Enclosures</i>		
	Screen Enclosure	Pool
front	20'	22'
side	5'	7'
side street	20	22'
rear	5'	7'

- d. Where adjacent to properties in industrial zoning, future land use, or designated land use within the PUD, single family development shall be separated from such properties by an active buffer per the requirements of the Land Development Code. These buffers shall be located in common areas and shall not include any portion of any privately owned residential lot.
- e. Maximum building height shall be 35 feet.
- f. Lots shall be no less than 50 feet in width and 5,000 square feet in size. Corner lots shall be at least 5,750 square feet in size.
- g. Permitted uses shall be single family homes, home occupations, and home offices.
- h. Minimum house size shall be 1,000 square feet of living area.
- i. Tracts A, B, and C shall individually include 25% usable common open space, to be evaluated at Final Master Plan approval.
- j. Recreational uses to be provided within designated open space shall be established in the Final Master Plan.
- k. Where counted toward required open space, all retention ponds shall be configured as site amenities per Section 30.1344. This shall be evaluated at Final Master Plan approval.
- l. Adjacent to other properties in commercial or industrial zoning and/or future land use, including those within the PUD having designated uses of commercial and/or industrial, the developer shall provide a 6-foot PVC fence and a 15-foot buffer containing 4 canopy trees and 8 understory trees per 100 linear feet.
- m. All landscape buffers and common areas shall be maintained by a homeowners association.

Townhouse Tract

- n. All units shall be located on individual lots to be sold fee simple.
- o. Density shall be limited to 10 units per net buildable acre.
- p. Building setbacks shall be as follows:

<i>Townhouse Units</i>	
front	20' from R/W *
	20' from nearest edge of sidewalk
side	0'
side street	20'
rear	10'

<i>Building Separation Requirements</i>	
Side to side	20'
Side to rear	30'
Rear to rear	40'

- q. Where adjacent to properties in industrial zoning, future land use, or designated land use within the PUD, townhouse units shall be separated from such properties by an active buffer per the requirements of the Land Development Code. These buffers shall be located in common areas and shall not include any portion of any privately owned residential lot.
- r. No accessory buildings shall be permitted.
- s. Maximum building height shall be 2 stories and 35 feet.
- t. Lots shall be no less than 20 feet in width.
- u. Permitted uses shall be townhouse residential units, home occupations, and home offices.
- v. Minimum living area shall be 1,000 square feet.
- w. The site shall include 25% usable common open space, to be evaluated at Final Master Plan approval.
- x. Recreational uses to be provided within designated open space shall be established in the Final Master Plan.
- y. Where counted toward required open space, all retention ponds shall be configured as site amenities per Section 30.1344. This shall be evaluated at Final Master Plan approval.
- z. Required parking shall be 2 spaces per unit, to be provided on individual lots.
- aa. Visitor parking shall be provided at the rate of 1 space per 3 units.
- bb. Garages shall not be converted to living area unless 2 parking spaces remain on each platted lot after such conversion.
- cc. Storage of recreation vehicles, boats on trailers, or trailers of any kind must be accommodated off-site or in a designated parking area separate from platted lots.
- dd. Sidewalks shall be provided adjacent to all units, on both sides of internal streets.
- ee. Front walls of townhouse units shall be staggered.
- ff. Architectural renderings of the units shall be presented at Final Master Plan.

- gg. All landscape buffers and common areas shall be maintained by a homeowners association.
- hh. The developer shall provide a pedestrian circulation system giving access to all portions of the development as well as connecting to public sidewalks outside the development.
- ii. At Final Master Plan, the applicant shall demonstrate that 25 percent of trees on the site are being preserved.

Commercial Tracts

- jj. Allowable uses shall be those listed in the Land Development Code as permitted and special exception uses in the C-1 district. Permitted uses shall also include gas stations and car washes.
- kk. Prohibited uses shall be as follows:

- adult entertainment establishments
- alcoholic beverage establishments
- automobile and boat sales and service
- communication towers
- multifamily housing
- outdoor advertising signs
- tattoo parlors
- pawn shops

- ll. Maximum floor area ratio (FAR) shall be 0.35.
- mm. FAR and open space requirements shall be met individually by Tracts F and G.
- nn. Setbacks and building heights shall be per C-1 standards.
- oo. Active-passive buffer standards shall be employed where Tracts F and G adjoin Tracts C and D.
- pp. Tracts F and G shall not have direct access to SR 415.

Business Park Tract

- qq. Allowable uses shall be as follows:
 - Office per OP district standards
 - Light industrial per M-1A standards
 - Commercial uses listed in the Land Development Code as permitted and special exception uses in the C-1 district.
 - Multi-family residential units per R-3 standards
- rr. Prohibited uses shall be as follows:

- adult entertainment establishments
- alcoholic beverage establishments
- automobile and boat sales and service
- communication towers
- multifamily housing

outdoor advertising signs
tattoo parlors
pawn shops

All Tracts

- ss. Development of the PUD shall be phased such that no more than 200 dwelling units are permitted or 2000 vehicle trips per day are generated until such time as the 4-laning of SR 46 appears within the first 3 years of the 5-Year Capital Improvements Plan.
- tt. Cameron Ave. shall remain a through road and shall be constructed to County standards between SR 46 and Celery Ave.
- uu. Developer shall dedicate sufficient property to create 40-foot half rights-of-way for Cameron and Beardall.
- vv. Turn lanes shall be provided at project entrances on SR 415 and SR 46.
- ww. Turn lanes shall be provided where subdivision entrances access Beardall Ave., and at Beardall intersections with Celery Ave. and SR 46.
- xx. The developer shall be financially responsible for any traffic lights warranted by the project.
- yy. Prior to Final Master Plan approval, the developer shall re-evaluate the current basin study to verify the capacity of the downstream system to handle stormwater from the project.

ATTACHMENT A

<u>Owner</u>	<u>Parcel Number</u>
American Land Development Co.:	33-19-31-300-0200-0000 33-19-31-501-0000-00A0 33-19-31-501-0000-0130 33-19-31-300-0210-0000
Gehr Garner J. & Kathleen A.	33-19-31-300-0550-0000 33-19-31-300-0560-0000 33-19-31-300-057B-0000
Manjikian Serop H. & Sona H.	33-19-31-300-0150-0000
Stenstrom Carolyn P, Trustee	33-19-31-300-0220-0000 33-19-31-300-0360-0000 33-19-31-300-0340-0000 33-19-31-300-0350-0000 33-19-31-300-0420-0000 33-19-31-510-0000-0010 33-19-31-510-0000-0110 33-19-31-300-129A-0000 33-19-31-300-0129-0000 33-19-31-300-004C-0000 33-19-31-300-004D-0000 33-19-31-300-004B-0000 33-19-31-300-004F-0000 33-19-31-300-004A-0000
Jett Charles L. & Mary E.	34-19-31-300-003A-0000
Russell John F. & Jimye K.	33-19-31-300-0230-0000 33-19-31-300-0270-0000
Cullum Jerry W.	33-19-31-300-0290-0000

**SEMINOLE COUNTY DEVELOPMENT
ORDER**

On May 10, 2005, Seminole County issued this Development Order relating to and touching and concerning the following described property:

Legal description attached as Exhibit A.

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

FINDINGS OF FACT

Property Owner: AMERICAN LAND DEVELOPMENT INC.
GARNER J. & KATHLEEN A. GEHR
SEROP H. & SONA H. MANJIKIAN
CAROLYN P. STENSTROM
CHARLES L. & MARY E. JETT
JOHN F. & JIMYE K. RUSSELL
JERRY W. CULLUM

Project Name: CAMERON HEIGHTS PUD

Requested Development Approval: Large Scale Land Use Amendment from Suburban Estates (SE), Low Density Residential (LDR), Commercial and Industrial to Planned Development (PD); and rezone from Agriculture (A-1), Industrial (M-1), Retail Commercial (C-1), and Retail Commercial (C-2) to Planned Unit Development (PUD).

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: JEFF HOPPER
1101 East First Street
Sanford, Florida 32771

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

Single Family Tracts

- a. Density shall be limited to 4 units per net buildable acre.
- b. Lots adjoining property in Industrial shall be provide an active buffer, 50 feet in width, to include a 6-foot masonry wall and 8 canopy trees per 100 linear feet.
- c. Building setbacks shall be as follows:

<i>Residential Units</i>	
front	20' from R/W *
	20' from nearest edge of sidewalk
side	5'
side street	20'
rear	20'

<i>Accessory Buildings less than 200 s.f.</i>	
side	5'
side street	20'
rear	5'

<i>Pools and Screen Enclosures</i>		
	Screen Enclosure	Pool
front	20'	22'
side	5'	7'
side street	20	22'
rear	5'	7'

- d. Where adjacent to properties in industrial zoning, future land use, or designated land use within the PUD, single family development shall be separated from such properties by an active buffer per the requirements of the Land Development Code. These buffers shall be located in common areas and shall not include any portion of any privately owned residential lot.
- e. Maximum building height shall be 35 feet.
- f. Lots shall be no less than 50 feet in width and 5,000 square feet in size. Corner lots shall be at least 5,750 square feet in size.

- g. Permitted uses shall be single family homes, home occupations, and home offices.
- h. Minimum house size shall be 1,000 square feet of living area.
- i. Tracts A, B, and C shall individually include 25% usable common open space, to be evaluated at Final Master Plan approval.
- j. Recreational uses to be provided within designated open space shall be established in the Final Master Plan.
- k. Where counted toward required open space, all retention ponds shall be configured as site amenities per Section 30.1344. This shall be evaluated at Final Master Plan approval.
- l. Adjacent to other properties in commercial or industrial zoning and/or future land use, including those within the PUD having designated uses of commercial and/or industrial, the developer shall provide a 6-foot PVC fence and a 15-foot buffer containing 4 canopy trees and 8 understory trees per 100 linear feet.
- m. All landscape buffers and common areas shall be maintained by a homeowners association.

Townhouse Tract

- n. All units shall be located on individual lots to be sold fee simple.
- o. Density shall be limited to 10 units per net buildable acre.
- p. Building setbacks shall be as follows:

<i>Townhouse Units</i>	
front	20' from R/W *
	20' from nearest edge of sidewalk
side	0'
side street	20'
rear	10'

<i>Building Separation Requirements</i>	
Side to side	20'
Side to rear	30'
Rear to rear	40'

- q. Where adjacent to properties in industrial zoning, future land use, or designated land use within the PUD, townhouse units shall be separated from such properties by an active buffer per the requirements of the Land Development Code. These buffers shall be located in common areas and shall not include any portion of any privately owned residential lot.
- r. No accessory buildings shall be permitted.
- s. Maximum building height shall be 2 stories and 35 feet.
- t. Lots shall be no less than 20 feet in width.
- u. Permitted uses shall be townhouse residential units, home occupations, and home offices.
- v. Minimum living area shall be 1,000 square feet.
- w. The site shall include 25% usable common open space, to be evaluated at Final Master Plan approval.
- x. Recreational uses to be provided within designated open space shall be established in the Final Master Plan.

- y. Where counted toward required open space, all retention ponds shall be configured as site amenities per Section 30.1344. This shall be evaluated at Final Master Plan approval.
- z. Required parking shall be 2 spaces per unit, to be provided on individual lots.
- aa. Visitor parking shall be provided at the rate of 1 space per 3 units.
- bb. Garages shall not be converted to living area unless 2 parking spaces remain on each platted lot after such conversion.
- cc. Storage of recreation vehicles, boats on trailers, or trailers of any kind must be accommodated off-site or in a designated parking area separate from platted lots.
- dd. Sidewalks shall be provided adjacent to all units, on both sides of internal streets.
- ee. Front walls of townhouse units shall be staggered.
- ff. Architectural renderings of the units shall be presented at Final Master Plan.
- gg. All landscape buffers and common areas shall be maintained by a homeowners association.
- hh. The developer shall provide a pedestrian circulation system giving access to all portions of the development as well as connecting to public sidewalks outside the development.
- ii. At Final Master Plan, the applicant shall demonstrate that 25 percent of trees on the site are being preserved.

Commercial Tracts

- jj. Allowable uses shall be those listed in the Land Development Code as permitted and special exception uses in the C-1 district. Permitted uses shall also include gas stations and car washes.
- kk. Prohibited uses shall be as follows:
 - adult entertainment establishments
 - alcoholic beverage establishments
 - automobile and boat sales and service
 - communication towers
 - multifamily housing
 - outdoor advertising signs
 - tattoo parlors
 - pawn shops
- ll. Maximum floor area ratio (FAR) shall be 0.35.
- mm. FAR and open space requirements shall be met individually by Tracts F and G.
- nn. Setbacks and building heights shall be per C-1 standards.
- oo. Active-passive buffer standards shall be employed where Tracts F and G adjoin Tracts C and D.
- pp. Tracts F and G shall not have direct access to SR 415.

Business Park Tract

- qq. Allowable uses shall be as follows:
 - Office per OP district standards

- Light industrial per M-1A standards
 - Commercial uses listed in the Land Development Code as permitted and special exception uses in the C-1 district.
 - Multi-family residential units per R-3 standards
- rr. Prohibited uses shall be as follows:

adult entertainment establishments
 alcoholic beverage establishments
 automobile and boat sales and service
 communication towers
 multifamily housing
 outdoor advertising signs
 tattoo parlors
 pawn shops

All Tracts

- ss. Development of the PUD shall be phased such that no more than 200 dwelling units are permitted or 2000 vehicle trips per day are generated until such time as the 4-laning of SR 46 appears within the first 3 years of the 5-Year Capital Improvements Plan.
- tt. Cameron Ave. shall remain a through road and shall be constructed to County standards between SR 46 and Celery Ave.
- uu. Developer shall dedicate sufficient property to create 40-foot half rights-of-way for Cameron and Beardall.
- vv. Turn lanes shall be provided at project entrances on SR 415 and SR 46.
- ww. Turn lanes shall be provided where subdivision entrances access Beardall Ave., and at Beardall intersections with Celery Ave. and SR 46.
- xx. The developer shall be financially responsible for any traffic lights warranted by the project.
- yy. Prior to Final Master Plan approval, the developer shall re-evaluate the current basin study to verify the capacity of the downstream system to handle stormwater from the project.

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

FILE # Z2004-059

DEVELOPMENT ORDER #4-23000009

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: _____
Carlton D. Henley, Chairman
Board of County Commissioners

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, American Land Development Inc., Robert Zlatkiss, President, on behalf of itself and its heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

Witness

ROBERT ZLATKISS
President, American Land Development Inc.

Witness

STATE OF FLORIDA)

(

COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Robert Zlatkiss, who is personally known to me or who has produced as identification and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this ____ day of _____, 2005.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, Garner J. Gehr, on behalf of himself and his heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

Witness

GARNER J. GEHR

Witness

STATE OF FLORIDA)

COUNTY OF SEMINOLE)

I **HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Garner J. Gehr, who is personally known to me or who has produced _____ as identification and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2005.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, Kathleen A. Gehr, on behalf of herself and her heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

Witness

KATHLEEN A. GEHR

Witness

STATE OF FLORIDA)

COUNTY OF SEMINOLE)

I **HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Kathleen A. Gehr, who is personally known to me or who has produced _____ as identification and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2005.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, Serop H. Manjikian, on behalf of himself and his heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

Witness

SEROP H. MANJIKIAN

Witness

STATE OF FLORIDA)

)

COUNTY OF SEMINOLE)

I **HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Serop H. Manjikian, who is personally known to me or who has produced _____ as identification and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2005.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, Sona H. Manjikian, on behalf of herself and her heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

Witness

SONA H. MANJIKIAN

Witness

STATE OF FLORIDA)

)

COUNTY OF SEMINOLE)

I **HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Sona H. Manjikian, who is personally known to me or who has produced _____ as identification and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2005.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, Carolyn P. Stenstrom, on behalf of herself and her heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

Witness

CAROLYN P. STENSTROM

Witness

STATE OF FLORIDA)

)

COUNTY OF SEMINOLE)

I **HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Carolyn P. Stenstrom, who is personally known to me or who has produced _____ as identification and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2005.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, Charles L. Jett, on behalf of himself and his heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

Witness

CHARLES L. JETT

Witness

STATE OF FLORIDA)

)

COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Charles L. Jett, who is personally known to me or who has produced _____ as identification and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2005.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, Mary E. Jett, on behalf of herself and her heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

Witness

MARY E. JETT

Witness

STATE OF FLORIDA)

)

COUNTY OF SEMINOLE)

I **HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Mary E. Jett, who is personally known to me or who has produced _____ as identification and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2005.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, John F. Russell, on behalf of himself and his heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

Witness

JOHN F. RUSSELL

Witness

STATE OF FLORIDA)

COUNTY OF SEMINOLE)

I **HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared John F. Russell, who is personally known to me or who has produced _____ as identification and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2005.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, Jimye K. Russell, on behalf of himself and his heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

Witness

JIMYE K. RUSSELL

Witness

STATE OF FLORIDA)

)

COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Jimye K. Russell, who is personally known to me or who has produced _____ as identification and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2005.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, Jerry W. Cullum, on behalf of himself and his heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

Witness

JERRY W. CULLUM

Witness

STATE OF FLORIDA)

COUNTY OF SEMINOLE)

I **HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Jerry W. Cullum, who is personally known to me or who has produced _____ as identification and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2005.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

EXHIBIT A

PROJECT LEGAL DESCRIPTION

PARCEL 1 (AMERICAN LAND DEVELOPMENT)

33-19-31-300-0200-0000

The East 316 feet of the South half of the Southeast Quarter of the Northwest Quarter, Section 33, Township 19 South, Range 31 East, Seminole County, Florida. LESS the South 25 feet and the East 25 feet thereof.

33-19-31-501-0000-00A0

Lots A and 1 through 12, MERRIWETHER TERRACE, according to the Plat thereof, as recorded in Plat Book 9, Page 70, Public Records of Seminole County, Florida.

33-19-31-501-0000-0130

Lots 13 through 24, MERRIWETHER TERRACE, according to the Plat thereof, as recorded in Plat Book 9, Page 70, Public Records of Seminole County, Florida.

33-19-31-300-0210-0000

The South Half of the Southeast Quarter of the Northwest Quarter (LESS the East 600 feet) in Section 33, Township 19 South, Range 31 East, Seminole County, Florida. LESS the South 25 feet thereof.

PARCEL 2 (GEHR)

33-19-31-0550-0000

The Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida, less the North 25 feet for 26th Street.

33-19-31-0560-0000

The Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida, less the North 25 feet for 26th Street and less the East 25 feet for Beardall Avenue.

33-19-31-300-057B-0000

The East 300 feet of the North 1/2 of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

PARCEL 3 (MANJIKIAN)

33-19-31-300-0150-0000

The North 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 33, Township 19 South, Range 31 East, less right-of-way for Beardall Avenue, Seminole County, Florida.

PARCEL 4 (STENSTROM LEGACY)

33-19-31-300-0220-0000

The South 605 feet of the Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-300-0360-0000

The East 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-300-0340-0000

The West 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-300-0350-0000

The Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-300-0420-0000

The Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

PARCEL 5 (STENSTROM)

33-19-31-510-0000-0010

33-19-31-510-0000-0110

Lots 1 through 15, inclusive, and Lots 17 and 19, (less right-of-way for State Road 46) of CAMERON'S SUBDIVISION OF BECK HAMMOCK, a subdivision, according to the plat thereof as recorded in Plat book 1, page 88 of the Public records of Seminole County, Florida

33-19-31-300-129A-0000

The North 3/4 of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-300-0129-0000

The Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-300-004C-0000

The North 3/4 of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

AND

the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-300-004D-0000

The North 1/2 of the Northeast 1/4 of the Southeast 1/4 Southeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-300-004B-0000

The East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 33, Township 19 South, Range 31 East, LESS the North 1/2 thereof, and LESS road right of way on all of the above, Seminole County, Florida

33-19-31-300-004F-0000

The South 330 feet of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida, less roads.

33-19-31-300-004A-0000

The Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

AND

The Northwest 1/4 of the Southeast 1/4, less the North 134.5 feet of the West 209 feet, and less roads, Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

PARCEL 6 (JETT)

34-19-31-300-003A-0000

The North 552.89 feet of the Southwest 1/4 of the Southwest 1/4 of Section 34, Township 19 South, Range 31 East, Seminole County, Florida, lying West of State Road 415.

PARCEL 7 (RUSSELL)

33-19-31-300-0230-0000

The West half of the Northeast Quarter of the Northwest Quarter. LESS the North 10 acres of the East three quarters of the West half of the Northeast Quarter of the Northwest Quarter, Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-300-0270-0000

The Northwest Quarter of the Northwest Quarter, LESS the West 1016.3 feet thereof, and LESS from a point 30 feet South and 1024.3 feet East of the Northwest corner of Section 33, run South 0°18'40" West 142 feet, thence North 89°47'30" East 142 feet, thence North 0°18'40" East 142 feet, thence South 89°47'30" West 142 feet to the Point of Beginning.

FILE # Z2004-059

DEVELOPMENT ORDER #4-23000009

PARCEL 8 (CULLUM)

33-19-31-300-0290-0000

Begin 215 feet North of the Southwest corner of the Northwest 1/4 of the Northwest 1/4, run North to Northwest corner, East 1016.3 feet, South 1064.88 feet, West 633.69 feet, South 22 feet, West 12 Feet, North to a point East of Beginning, West to Point of Beginning.

Containing 265.74 acres, more or less

FILE # Z2004-059

DEVELOPMENT ORDER #4-23000009

EXHIBIT B

SITE PLAN

Legal Description:

33-19-31-300-0200-0000
The East 316 feet of the South half of the Southeast Quarter of the Northwest Quarter, Section 33, Township 19 South, Range 31 East, Seminole County, Florida, LESS the South 25 feet and the East 25 feet thereof

33-19-31-301-0000-0000
Lots A and 1 through 12, MERRIWETHER TERRACE, according to the Plat thereof, as recorded in Plat Book 9, Page 70, Public Records of Seminole County, Florida

33-19-31-301-0000-0110
Lots 13 through 24, MERRIWETHER TERRACE, according to the Plat thereof, as recorded in Plat Book 9, Page 70, Public Records of Seminole County, Florida

33-19-31-300-0210-0000
The South Half of the Southeast Quarter of the Northwest Quarter (LESS the East 600 feet) in Section 33, Township 19 South, Range 31 East, Seminole County, Florida, LESS the South 25 feet thereof

33-19-31-300-0220-0000
The South 605 feet of the Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida

33-19-31-300-0300-0000
The East 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida

33-19-31-300-0340-0000
The West 1/4 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida

33-19-31-300-0350-0000
The Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida

33-19-31-300-0420-0000
The Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida

33-19-31-510-0000-0010
33-19-31-510-0000-0110
Lots 1 through 15, inclusive, and Lots 17 and 19, (less right-of-way for State Road 46) of CAMERON'S SUBDIVISION OF BECK HARMOCK, a subdivision, according to the plat thereof as recorded in Plat book 1, page 88 of the Public records of Seminole County, Florida

33-19-31-300-129A-0000
The North 1/4 of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida

33-19-31-300-0120-0000
The Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida

33-19-31-300-004C-0000
The North 1/4 of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida

AND

the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida

33-19-31-300-004D-0000
The North 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida

33-19-31-300-004B-0000
The East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 33, Township 19 South, Range 31 East, LESS the North 1/2 thereof, and LESS road right of way on all of the above, Seminole County, Florida

33-19-31-300-004F-0000
The South 330 feet of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida, less roads

33-19-31-300-004A-0000
The Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida

AND

The Northeast 1/4 of the Southeast 1/4, less the North 134.5 feet of the West 209 feet, and less roads, Section 33, Township 19 South, Range 31 East, Seminole County, Florida

33-19-31-300-0150-0000
The North 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 33, Township 19 South, Range 31 East, less right-of-way for Boudell Avenue, Seminole County, Florida

33-19-31-0350-0000
The Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida, less the North 25 feet for 26th Street

33-19-31-300-0300-0000
The Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida, less the North 25 feet for 26th Street and less the East 25 feet for Boudell Avenue

34-19-31-300-003A-0000
The North 532.89 feet of the Southwest 1/4 of the Southwest 1/4 of Section 34, Township 19 South, Range 31 East, Seminole County, Florida, lying West of State Road 115

CAMERON HEIGHTS

Planned Unit Development

Preliminary Master Plan

Seminole County, Florida

November, 2004

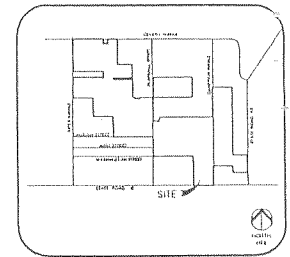
Revised: 12/15/04 Per county comments

Prepared for:

American Land Development

3911 Orange Lake Drive

Orlando, FL 32817



Location Map

Developer/Applicant

American Land Development
3911 Orange Lake Drive
Orlando, FL 32814
(407) 810 6318
Contact Robert Zlatoski

Engineer

Madden Engineering
431 E. Horatio Ave., Suite 260
Maitland, FL 32751
Phone (407) 629-8330

Surveyor

Allen and Company
16 East Plant Street
Winter Garden, Florida 34787

Planner

Daly Design Group, Inc.
913 N. Pennsylvania Avenue
Winter Park, Florida 32789

Notes:

1. The site will be developed in multiple phases, phasing will be indicated on the final master plan.
2. All units within the townhome village will be sold fee simple. Deed restrictions will be addressed during the review of the final master plan.
3. All common areas within the residential portions of the site will be owned and maintained by a homeowners' association. The determination of whether there will be a master association or individual associations will be determined at during the final master plan submittal process.
4. The business park site will not be part of the master association.
5. Roadways within the single-family residential portions of the project will be dedicated to the public. The developer reserves the rights to gate individual villages and make the roads private provided the roadways will be designed to county standards.
6. Roadways within the townhome village will be private. The homeowners' association for this village will provide ownership and maintenance.
7. Water and sewer service will be provided by the city of Sanford. A conceptual master utility plan will be submitted with the final master plan.
8. Buffers will be provided consistent with the active/passive buffer requirements. In areas where industrial land use is being converted to residential, if the existing adjacent land use is industrial or commercial then the buffer will be required on the residential property.
9. The project will be developed in multiple phases. Phasing to be reviewed during the final master plan permitting process.
10. The 100 year flood plain does not encumber the property.
11. Topography shown on the plan is based upon USGS maps.

Soil delineations shown on the plan are based upon the SCS maps

SITE DATA

Total land area: 261 acres more or less
Current Future Land Use:

Commercial, 7.06 acres
Industrial, 61.36 acres
Low Density Residential, 5 acres
Suburban Estates, 176.56 acres
Current Zoning: M-1A, A-1, C-1
Proposed Future Land-Use, PUD
Proposed Zoning: PUD
Residential Development Standards

Single family

Total Land Area: 227.6 acres
Maximum net density: 4 units per acre
Potential units: 910
Open space required: 56.9 acres
Minimum lot size: 50'x100'
Minimum living area: 1,000 s.f.
Maximum building height: 35' (2 story)
Setbacks: Front- 20', Side- 5', Rear- 20', street side, 20'
Townhomes

Total land area: 15.1 acres
Maximum density: 10 units/acre
Potential units: 151
Required open space: 3.77 acres
Open space facilities: Pool, cabana, playground, walkways, seating areas
Maximum building height: 35', two stories
Required parking: 2 spaces per unit
Visitor parking: 1 space per three units
Minimum living area: 1,000 s.f.
Minimum Lot Width: 20'
Setbacks: Front- 20', Rear- 10', side 0'
Building Separation Requirements:
Side to side- 20'
Side to rear- 20'
Rear to rear- 40'
Street side setback: 20'
Business Park Development Standards

Total land area: 13.7 acres
Maximum F.A.R. - 40, 236,706 s.f.
Maximum building height: 35' 2 stories
Proposed uses: Office, Light Industrial, commercial, apartments
Setbacks, per the M-1A Zoning Code and/or R-1 standards

Commercial Development Standards

Total land area: 5 acres
Proposed uses: All uses permitted within the C-1 zoning district and including gas stations & car washes
Setbacks: Per the C-1 zoning code
Maximum building height: Per the C-1 zoning district

Daly Design Group Inc.

Land Planning, Landscape Architecture, Project Management, Development Consulting
913 N. Pennsylvania Ave., Winter Park, Florida 32789 (407) 740-7373

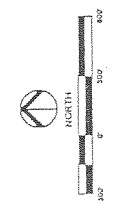
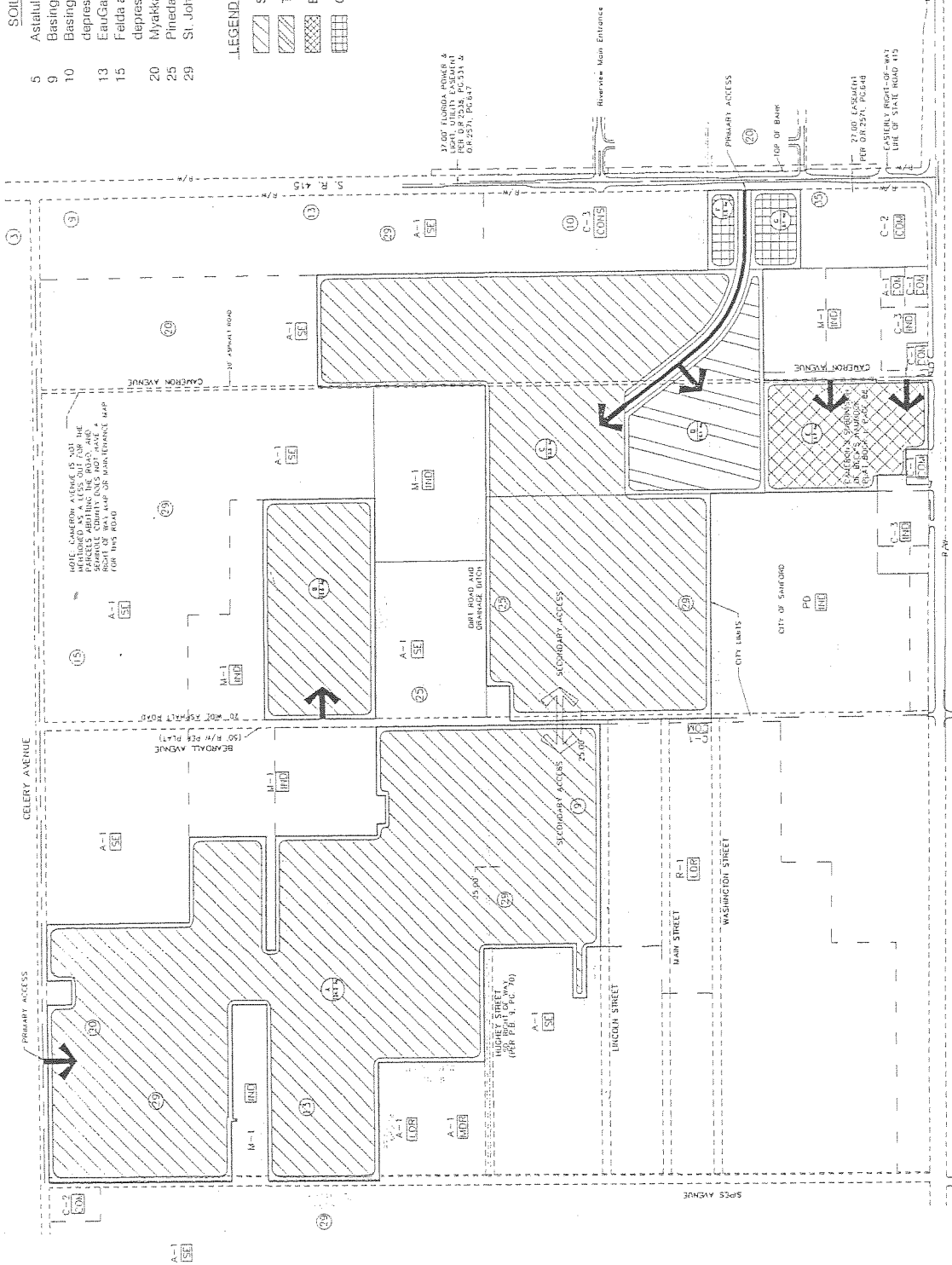


PROJECT NO.	2442
DATE	11-2-2007
1 OF 2	

- SOILS LEGEND**
- 5 Astalula fine sand, 5 to 8 percent slopes
 - 9 Basinger and Delray fine sands
 - 10 Basinger, Samsula, and Hontoon soils, depressional
 - 13 EauGallie and Immokalee fine sands
 - 15 Felda and Manatee mucky fine sands, depressional
 - 20 Myakka and EauGallie fine sands
 - 25 Phedra fine sand
 - 29 St Johns and EauGallie fine sands

LEGEND

[Hatched Box]	Single Family	227.60
[Hatched Box]	Townhomes	15.10
[Hatched Box]	Business Park	13.70
[Hatched Box]	Commercial	5.00



AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY; PROVIDING FOR THE REZONING OF CERTAIN DESCRIBED REAL PROPERTIES LOCATED IN UNINCORPORATED SEMINOLE COUNTY FROM A-1 (AGRICULTURE), M-1 (INDUSTRIAL) C-1 (RETAIL COMMERCIAL), AND C-2 (RETAIL COMMERCIAL) TO PUD (PLANNED UNIT DEVELOPMENT) DISTRICT; PROVIDING FOR SPECIFIC DEVELOPMENT CONDITIONS BY MEANS OF A DEVELOPMENT ORDER; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

Section 1. LEGISLATIVE FINDINGS.

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the document titled "Cameron Heights PUD Staff Report."

(b) The Board hereby determines that the economic impact statement referred to by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

Section 2. REZONING.

The zoning classification assigned to the following described property is changed from A-1 (Agriculture), M-1 (Industrial), C-1 (Retail Commercial), and C-2 (Retail Commercial) to PUD (Planned Unit Development) in accordance with the contents of the document titled "Cameron Heights Staff Report" and Development Order #04-23000009:

Legal Description Attached as Exhibit A

Section 3. CODIFICATION. It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall not be codified.

Section 4. SEVERABILITY. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County

Commissioners that the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

Section 5. EFFECTIVE DATE.

A certified copy of this Ordinance shall be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes. This Ordinance shall become effective upon the date of recording of Development Order #04-23000009 in the official land records of Seminole County.

ENACTED this 10th day of May, 2005.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
Carlton D. Henley
Chairman

FILE # Z2004-059

EXHIBIT "A"

LEGAL DESCRIPTION:

Legal Description

PARCEL 1 (AMERICAN LAND DEVELOPMENT)

33-19-31-300-0200-0000

The East 316 feet of the South half of the Southeast Quarter of the Northwest Quarter, Section 33, Township 19 South, Range 31 East, Seminole County, Florida. LESS the South 25 feet and the East 25 feet thereof.

33-19-31-501-0000-00A0

Lots A and 1 through 12, MERRIWETHER TERRACE, according to the Plat thereof, as recorded in Plat Book 9, Page 70, Public Records of Seminole County, Florida.

33-19-31-501-0000-0130

Lots 13 through 24, MERRIWETHER TERRACE, according to the Plat thereof, as recorded in Plat Book 9, Page 70, Public Records of Seminole County, Florida.

33-19-31-300-0210-0000

The South Half of the Southeast Quarter of the Northwest Quarter (LESS the East 600 feet) in Section 33, Township 19 South, Range 31 East, Seminole County, Florida. LESS the South 25 feet thereof.

PARCEL 2 (GEHR)

33-19-31-0550-0000

The Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida, less the North 25 feet for 26th Street.

33-19-31-0560-0000

The Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida, less the North 25 feet for 26th Street and less the East 25 feet for Beardall Avenue.

FILE # Z2004-059

33-19-31-300-057B-0000

The East 300 feet of the North 1/2 of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

PARCEL 3 (MANJIKIAN)

33-19-31-300-0150-0000

The North 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 33, Township 19 South, Range 31 East, less right-of-way for Beardall Avenue, Seminole County, Florida.

PARCEL 4 (STENSTROM LEGACY)

33-19-31-300-0220-0000

The South 605 feet of the Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-300-0360-0000

The East 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-300-0340-0000

The West 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-300-0350-0000

The Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-300-0420-0000

The Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

PARCEL 5 (STENSTROM)

33-19-31-510-0000-0010

33-19-31-510-0000-0110

Lots 1 through 15, inclusive, and Lots 17 and 19, (less right-of-way for State Road 46) of CAMERON'S SUBDIVISION OF BECK HAMMOCK, a subdivision, according to the plat thereof as recorded in Plat book 1, page 88 of the Public records of Seminole County, Florida

FILE # Z2004-059

33-19-31-300-129A-0000

The North 3/4 of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-300-0129-0000

The Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-300-004C-0000

The North 3/4 of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

AND

the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-300-004D-0000

The North 1/2 of the Northeast 1/4 of the Southeast 1/4 Southeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-300-004B-0000

The East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 33, Township 19 South, Range 31 East, LESS the North 1/2 thereof, and LESS road right of way on all of the above, Seminole County, Florida

33-19-31-300-004F-0000

The South 330 feet of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida, less roads.

33-19-31-300-004A-0000

The Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

AND

The Northwest 1/4 of the Southeast 1/4, less the North 134.5 feet of the West 209 feet, and less roads, Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

PARCEL 6 (JETT)

34-19-31-300-003A-0000

FILE # Z2004-059

The North 552.89 feet of the Southwest 1/4 of the Southwest 1/4 of Section 34, Township 19 South, Range 31 East, Seminole County, Florida, lying West of State Road 415.

PARCEL 7 (RUSSELL)

33-19-31-300-0230-0000

The West half of the Northeast Quarter of the Northwest Quarter. LESS the North 10 acres of the East three quarters of the West half of the Northeast Quarter of the Northwest Quarter, Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-300-0270-0000

The Northwest Quarter of the Northwest Quarter, LESS the West 1016.3 feet thereof, and LESS from a point 30 feet South and 1024.3 feet East of the Northwest corner of Section 33, run South 0°18'40" West 142 feet, thence North 89°47'30" East 142 feet, thence North 0°18'40" East 142 feet, thence South 89°47'30" West 142 feet to the Point of Beginning.

PARCEL 8 (CULLUM)

33-19-31-300-0290-0000

Begin 215 feet North of the Southwest corner of the Northwest 1/4 of the Northwest 1/4, run North to Northwest corner, East 1016.3 feet, South 1064.88 feet, West 633.69 feet, South 22 feet, West 12 Feet, North to a point East of Beginning, West to Point of Beginning.

Containing 265.74 acres, more or less